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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE MASTER PLAN OF THE TOWN PLANNING -RAJAHMUNDY MUNICIPAL CORPORATION.

*[Memo. No. 1703/H1/2009-2, Municipal Administration & Urban Development,
24th April, 2009.]*

The following draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan of which sanctioned in G.O.Ms.No. 465, M.A., dated 28-10-1975, which it is proposed to make in exercise of the powers conferred by clause (a) of sub-section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The 40 feet wide Master Plan Road (A-B) in the Master Plan of Rajahmundry Town, sanctioned in G.O.Ms., No. 465, M.A., dated 28-10-1975, the boundaries of which are given in the schedule below is now proposed to be reduced to 30 feet wide road as shown in the revised part proposed land use map G.T.P.No.12/2009/R available in the Municipal Office of Rajamundry Municipal Corporation, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

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2. The applicants shall obtain layout approval from Director of Town and Country Planning.
3. That the above draft variation is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of reduction of master plan road as proposed.
5. The reduction of master plan road shall not be used as the proof of any title of the land.
6. The reduction of road shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

SCHEDULE OF BOUNDARIES

North : Built-up area i.e., Temples and Buildings of mixed land uses.

East : Main road.

South : Built-up area i.e., Sankaramatam and Buildings of mixed land uses.

West : Godavari bund road.

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO INDUSTRIAL USE IN PUNGANUR MUNICIPALITY.

*[Memo. No. 11493/H1/2008-3, Municipal Administration & Urban Development,
24th April, 2009.]*

The following draft variation to the Punganur General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No. 448, M.A., dated 05-10-2001, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S.No. 61-3B1 near Door No. 3-96/30-1-1 in Vanamala Dinne Road, NTR Colony, Nanasahebpetta in Punganur Municipality to an extent 3110.16 Sq. Mtrs. the boundaries which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Punganur Town sanctioned in G.O.Ms.No. 448, M.A., dated 05-10-2001, is now proposed to be designated for Industrial use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map G.T.P.No. 5/2009/A, which is available in the Municipal Office, Punganur Town, **subject to the following conditions; namely:-**

1. The Municipal Commissioner, Punganur Municipality shall collect necessary development/conversion charges as per G.O.Ms.No.158, M.A., dated 22-03-1996 before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall handover the road affection portion to an area of 107.12 Sq. Mtrs., towards northern side due to widening of existing 8.54 mts., wide road to 18.29 Mtrs. as per Master Plan and also handover an area of 1239.32 Sq. Mtrs., due to 40 feet wide Master Plan road is affecting towards western side free of cost through registered gift deed to the Punganur Municipality.
8. The applicant shall obtain necessary prior approval from the competent authority before commencing the developmental work.
9. The applicant shall not develop the site within 30 Mtrs., from the southern boundary as the Pungamma Tank is existing.

SCHEDULE OF BOUNDARIES

North : 18.30 Mtrs. wide road.

East : Existing 20 feet wide road, and partly applicant vacant site.

South : Pungamma Cheruvu (Residential use as per Master Plan).

West : Sri P. Ranga Reddy's vacant site (Residential use as per Master Plan).

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE AGRICULTURAL USE ZONE TO RESIDENTIAL USE IN RAJAHMUNDY MUNICIPAL CORPORATION.

*[Memo. No. 18882/H1/2008-2, Municipal Administration & Urban Development,
24th April, 2009.]*

The following draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 465, M.A., dated 28-10-1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site falling in R.S.Nos. 230/3, 230/1C, 231/3A, 3B, 3C & 3D of Dowleswaram Gram Panchayat, Rajahmundry Rural Mandal to an extent of Ac. 3.20 Cents, the boundaries which are given in the schedule below, which is presently earmarked for Agricultural use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No. 465, M.A, dated 28-10-1975, is now proposed to be designated as Residential use (marked as DEFG&H in the plan); the 60 feet wide proposed master Plan Road (A-B) which is passing through the said Sy.Nos. is now proposed to be deleted and realigned the same as A-C along the exiting 50 to 52 feet wide road and widened the same to 60 feet wide proposed Master Plan road; and the deleted portion is proposed to be designated as Residential use as shown in the revised part proposed land use map G.T.P.No.13/2009/R, which is available in the Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. The applicants shall pay development/conversion charges as per G.O.Ms.No. 158, M.A., dated 22-3-1996 to the competent authority before issue of confirmation orders.

2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain lay out / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall handover the site affected under road widening of existing 50 to 52 feet wide road to 60 feet wide as per Master Plan (193.24 Sq. Mtrs.) to the Dowleswaram Gram Panchayat free of cost through Registered Gift Deed.

SCHEDULE OF BOUNDARIES

North : Paddy fields.

East : Paddy fields.

South : Existing 50 to 52 wide road widened to 60 feet wide (as per Govt. Memo. No. 18882/H1/2008-1, dated 19-1-2009).

West : Paddy fields.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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